

	Design and Access Statement
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PROJECT:	PITTS FARM - NEW DWELLING
CLIENT:	Great Canney Developments Ltd
ARCHITECT:	WESTERN DESIGN LTD
DATE:	Aug 2026
REF:	031-MH-WC

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APPENDIX A

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1.0 Introduction

Please find enclosed our Full Planning Application for the following works at; Pitts Farm, Sedgehill, Shaftesbury, SP7 9JB.

Description of Proposals

Demolition of existing barn 'D', creation of new access to highway including a new farm track, construction of new 3 bed dwelling and change of use of land.

2.0 Application Documents

Supporting Documents

031-TR-MH-WC – Design and Access Statement
Completed Application Forms
Ecology – Ecological Impact Assessment and BNG Calculation
Ecology – Statutory Metric Macro (.pdf and .xlsx)
Ecology – On Site Baseline BNG Habitats
Ecology – On Site Post Intervention BNG Habitats
Ecology – Condition Assessment - G4 Modified Grassland
Ecology - Condition Assessment – Hedgerows H1-H3
Arboriculture Report WT 023-26 AIA
Arboriculture Drawing - WTP1 023-26 AIA
Drainage Strategy and Flood Risk Assessment Rev 02
CIL Form 1
CIL Form 7

General Arrangement

03B – Existing Plans and Elevations Barn D
10C – Site Location Plan
11A – Existing Site Block Plan
12B – Proposed Site Block Plan
13F – Proposed Site Plan
14F – Proposed Access Plan
15D – Proposed Site Plan
16A - Proposed Elevations
17D – Proposed Floor Plans
18A – Visualisations

3.0 Site Description

3.1 Location and Context

- 3.1.1 The site is located to the NW of Sedgehill, on Crates Lane, located some 3.25 miles North of Shaftesbury. Pitts farm lies on the rural outskirts, part of the dispersed farms and houses that characterise the parish.
- 3.1.2 The site is not located with the National Landscape (AONB).
- 3.1.3 The existing farmland is used by livestock and for hay production. Hay is grown primarily for feed.



Fig 1 Site Location Plan



Fig 2 Aerial Photo

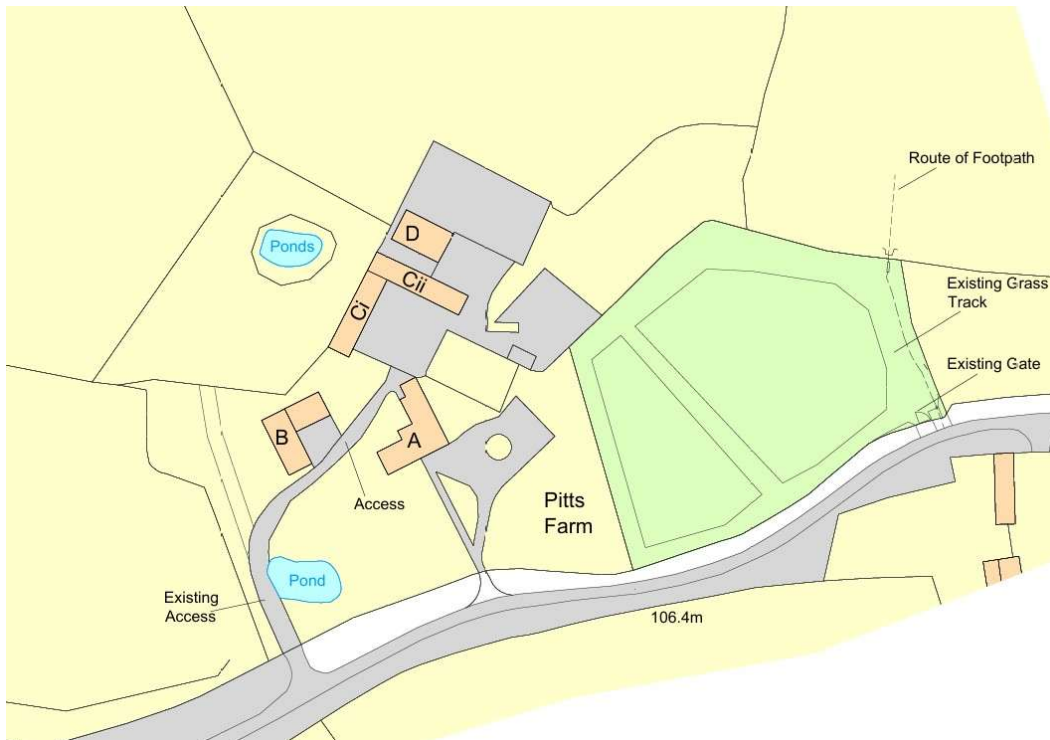


Fig 3 Block plan showing the Farmhouse (A), Barns (B), (Ci), (Cii) and D

- 3.1.4 The site slopes gently from the highway north towards the field boundaries to the north.
- 3.1.5 The Built form on site consists of a farmhouse and barns A, B and C. The farmhouse has a walled garden to the north-east and gardens to the south, with the barns and farmyard and hardstanding's to the north-west.
- 3.1.6 To the east of the farmhouse is a plantation of young trees.
- 3.1.7 The farmland is generally pasture to the north bounded by hedgerows containing intermittent trees.

- 3.1.8 One pond is located within the garden whilst a further 2 ponds are located within the farmland. The boundary of the fields to the west contains a ditch/stream which feeds into the River Lodden.
- 3.1.9 Pitts Farm southern boundary adjoins Crates Lane. The North boundary has distant fields; the West boundary converges with Pitts Lane and distant fields.
- 3.1.10 The closes neighbours are Sweetwell Cottages to the East boundary of Pitts farm, separated with an agricultural field and Sweetwell Farm to the south-east.
- 3.1.11 The existing buildings include a Grade II Listed Pitts Farmhouse (A), faced in Greensand-stone under a plain clay tile roof, with a red brick extension under a slate roof to the rear. The farmhouse is located, in a central position with the other barns to the east and north. The farmhouse has its own access to the front onto the highway, with a further access to the south with leads to the barns at the rear of farmhouse.



Fig4 Existing farmhouse from track



Fig5 Existing farmhouse from rear garden

- 3.1.12 Barn B is located West of the Farmhouse within the Curtilage Listing. The 'L' shaped barn has timber clad with a Greensand-stone base under a slate roof.



Fig6 Existing Barn B from East



Fig7 Existing Barn B showing relation to Barn C and farmhouse

- 3.1.13 Barn C is located North of the Farmhouse, with a large 'L' shape stable and store, largely faced in red brick and under a plain clay tiled roof with some Greensand-stone walls elements to the North, East and South elevations. The barn runs adjacent to the existing Barn D. Barn Ci contains annex accommodation to the farmhouse whilst barn Cii is used for storage.



Fig8 Existing Barn Cii from courtyard (looking NE)



Fig9 Existing Barn Ci from courtyard (looking NW)

- 3.1.14 Barn D is a Portal Frame Dutch barn of post 1948 construction. The barn has a steel frame on concrete base, with corrugated cladding to the roof and sides, with base walls to three sides formed in railway sleepers. Sat on a large concrete pad extending approximately 18m North and East. This barn has received Class Q approval and is planned to be demolished subject to this application.



Fig10 Existing Dutch barn from the



Fig11 Existing Dutch barn from the East

- 3.1.15 The agricultural landscape of the farm includes predominantly open grassed fields bordered in hedgerows and semi-mature trees. The sites SE field which is on the boundary with Crates Lane has general tree coverage. The farmland also has small ponds, the most prominent located just NW of Barn C.

3.2 Context – Heritage

Pitts Farmhouse Grade II Listed lies to the south of the application site. Barns B and C are also considered to be Listed Curtilage Buildings.

Listing Details

'Pitts Farmhouse II Farmhouse. C18, extended early C20. Dressed limestone, tiled roof with gable end brick stacks. L-plan. Two-storey, 4-window. Planked door to right of centre in latticed wooden porch, 3-light casement to left and 4-light casement to right. First floor has four 3-light casements. Left return is windowless; former steeper roofline visible. Rear has 3-light casements; rubble stone. Two-storey early C20 rear wing in brick with lean to to right return. Interior has reused beam in entrance hall, some 6-panelled and planked doors. This farm part of the Duke of Westminster's Fonthill estate until the 1940s.'

Any building within its curtilage, that pre-dates July 1948 and was ancillary to the main house, could be covered by the listing ie 'curtilage listed'. The Aerial photo below is dated 1957, Barn D is absent in this photograph confirming that Barn D was constructed post 1948 and is therefore cannot be considered a listed building.



Fig 12 Tithe Map 1837, showing orchards to the west of the house, with the fields used for pasture, hedgerow boundaries are similar to the current boundaries. The current ponds also appear to be indicated. The farmhouse and earlier buildings or parts of barns B and C may be indicated.



Fig 13 Historic OS Plan 1888-1913, showing orchards to the south-west and south-east of the farmhouse. The current ponds also appear to be indicated. The fields appear to remain open and in use as pasture. The farmhouse and barns B and C are indicated.



Fig14 Aerial photo dated 1957, Barn D is absent

3.3 Utilities

Existing services on or nearby the application site include water, foul drainage, electricity and telecoms.

3.4 Site Area

The existing farm area is approximately 8.05 hectares.

The application site area is approximately 0.37 hectares.

3.5 Existing Landscape Character

The landscape character of the area is identified as 'The Wooded Clay Vale' Landscape Type, which contains a single character area, the Vale of Wardour.

Key characteristics

- Gently rolling vale.
- Mixed pastoral and arable landscape of small scale fields divided by hedgerows with intermittent trees.
- Layout of fields, farms and villages illustrate the pattern of medieval settlement, clearance and farming.
- A mixed agricultural landscape of lush improved pastures and arable production with water meadows on the valley floor.
- A settled landscape with small villages dispersed over the floor of the vale.

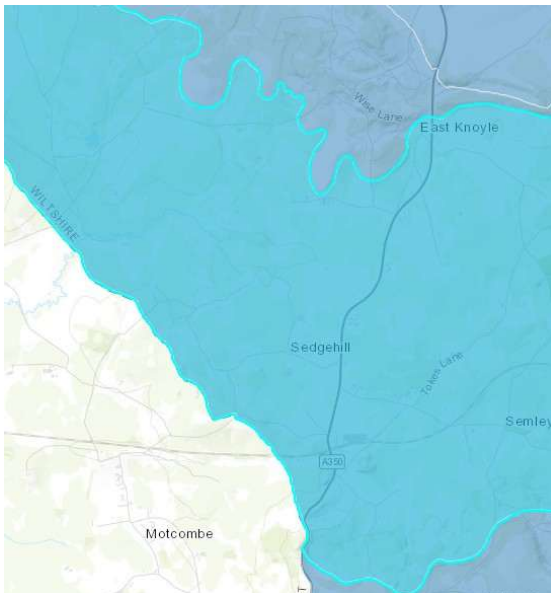


Fig 15 Landscape Character Area, 'The Wooded Clay Vale'

The underlying geology of the site is Kimmeridge Clay Formation-Mudstone.

4.0 Planning History

S/2008/1295 – Repairs and minor alteration to timber framed barn. – Withdrawn 16/09/2008

S/2009/0421 – Extensive repair of timber barn incorporating new glazing to North elevation. – Approved 14/05/2009

S/2013/0339 – Convert redundant farm buildings to two-bedroom annexe. – Withdrawn 03/05/2013

S/2013/0340 – Works to Grade II Listed Building to convert redundant stable buildings to two-bedroom annex. – Withdrawn 03/05/2013

15/03288/FUL – Conversion of redundant agricultural building into two-bedroom annex and associated alterations. – Approved 27/07/2015

15/03405/LBC – Alterations to facilitate conversion of redundant agricultural building into two-bedroom annex. – Approved 27/07/2015

20/01698/LBC – Conversion of part of a redundant dairy building & stable outbuilding to a two-bedroom annex. – Approved 10/04/2020

20/01007/FUL – Conversion of part of a redundant dairy building & stable outbuilding to a two-bedroom annex. – Approved 23/04/2020

PL/2025/04467 – Conversion of existing Dutch Barn into residential dwelling under Class Q. – Approved 07/07/2025.

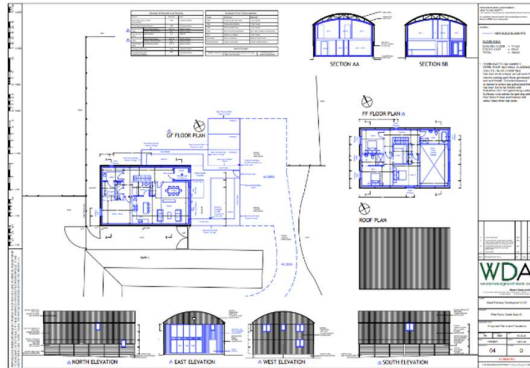


Fig16 PL/2025/04467 – Approved Class Q Barn Conversion - Proposed Plans and Elevations

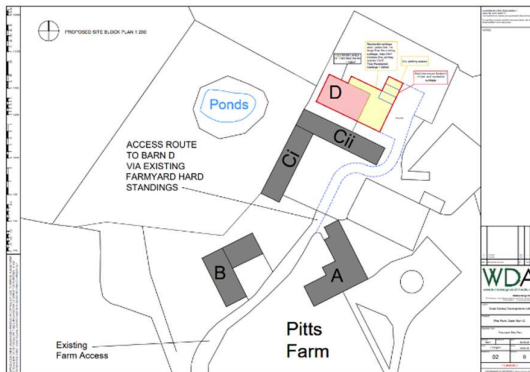


Fig17 PL/2025/04467 – Approved Class Q Barn Conversion - Proposed Site Plan

PL/2025/08574 – New agricultural track – Withdrawn 25/11/2025

ENQ/2026/00334 – Pre application consultation for the Demolition of existing barn 'D', creation of new access to highway, construction of new 3 bed dwelling and change of use of land.

Summary of Planning Officers Comments

With the Class Q fall back, the principle of a single dwelling in the location of Barn D has been established, therefore the pre-application scheme also proposing a single dwelling is on a par in terms of quantum of new dwellings and therefore is acceptable in principle.

Barn D is located to the north of a two other agricultural barns and is in a fairly isolated rural location, surrounded by agricultural fields. Barn D as existing has the appearance of a fairly standard agricultural building with the external appearance and materials of an agrarian nature. The Class Q approval retains the agricultural appearance save for the addition of some fenestration. Barn D is not listed and does not in itself hold any particular architectural merit which would require its retention, the removal of Barn D is unlikely to raise concerns as part of a formal application.

The removal of the large areas of concrete hardstanding is also welcomed.

The proposed new dwelling will be located in a similar location to existing Barn D but is shown as an L-shaped building comprising single storey and 1.5 storey elements. The pre-app submission details that the proposed floor area for the new dwelling is similar to that approved for the conversion of Barn D but rather than provided through the existing ground and first floors additional space is provided at ground floor level with less first floor space and therefore keeping the bulk of the proposed built form down. The design of the L-shaped form, scale of development and materials has regard to the other buildings within the Pitts Farm complex; the resultant scheme is considered an enhancement to the locality which in turn improves the setting of the adjacent listed buildings. The proposed dwelling will be visible within the landscape but with suitable landscaping this would help to mitigate the impacts to a degree. However, it is suggested that a landscape visual impact assessment would be appropriate to support any formal application given the special landscape designation of the locality.

The provision of a single dwelling on the pre-application site is considered acceptable in principle given the Class Q fallback position; the overall siting, scale design and materials of the proposed dwelling raise no particular concerns at this stage and are considered to be a visual enhancement over the Class Q approval. The proposals also represent enhancement in terms of heritage impacts subject to full details as part of any formal submission. As set out within this response, it may be beneficial that the practicalities of the residential curtilage as shown are re-drawn to accommodate appropriate parking spaces.

Summary of Highway Officers Comments

This submission seeks to formalise an existing field gate access to act as the principle vehicular access to the site. This includes a new track being created within the site up to the public highway. Visibility splays have been shown at 2.4m x 59m to the West and 2.4m x 102m to the East and given the nature of the road, I believe these to be sufficient. The applicant should be advised that any gates would need to be set back 5m from the carriageway edge, with a consolidated surface provided across at least the first 5m of the access. The accessway should ensure it does not drain private surface water on to the highway.

I am satisfied there is adequate car parking provision within the site.

Therefore, assuming the principle of development is acceptable given the rural location, I would not expect a Highway objection at full planning.

Summary of Conservation Officers Comments

The existing Dutch barn is an unattractive structure that causes some harm to the setting of the farmhouse and its curtilage listed barns. Its conversion to residential would result in an unattractive structure that would compound the harm to the setting of the adjacent barn.

The proposed scheme is more reflective of the existing historic character of the farm buildings. The removal of the concrete hard standing would also be a visual improvement.

As such, I consider the proposed scheme would represent an enhancement over the existing situation and Class Q conversion and as such, I am unlikely to object subject to appropriate conditions etc.

The proposals would remove an unattractive building which detracts from the setting of the farmhouse and associated historic farm buildings. The new development would utilise a more compatible sympathetic design and materials. As such, the works would be in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as core policies 57 and 58.

Planning and Conservation Officers comments were supportive of the proposals, copies of the comments are contained in Appendix A and B.

5.0 Relevant Planning Policy

The proposals have been considered against the following policy.

5.1 Wiltshire Core Strategy 2015

Core Policy 1 Settlement Strategy
Core Policy 2 Delivery Strategy
Core Policy 27 Spatial Strategy: Tisbury Community Area
Core Policy 50 Biodiversity and Geodiversity
Core Policy 51 Landscaping
Core Policy 57 Ensuring high quality design and place shaping
Core Policy 58 Ensuring the conservation of the historic environment
Core Policy 61 Transport and New Development
Core Policy 64 Demand Management

Salisbury District Council saved policy C6 – Special Landscape Area.
Wiltshire Design Guide
Creating Places Design Guide

5.2 Wiltshire Local Transport Plan 2015-2026:

Car Parking Strategy

5.3 National Planning Policy Framework

The Planning Practice Guidance
National Design Guide

5.4 Wiltshire Council - 5 year housing supply

Within the Pre-Application comments the following was confirmed.

*The Wiltshire Housing Land Supply Statement (2025) provides the latest position on the Council's ability to demonstrate a five-year supply of deliverable housing land, which is a material consideration in the determination of planning applications. At the time of assessing this application, the Council can demonstrate a **2.42** year supply, which is openly accepted to constitute as a significant shortfall when tested against the NPPF 5-year requirement.*

In this instance, the proposals would provide a single dwelling, the same as the Class Q approval, the provision of a single dwelling only provides a limited addition to the overall housing supply across Wiltshire.

5.7 Fallback Concept

The proposal is to replace the existing barn with a new dwelling in the countryside, which we understand would usually be resisted owing to its conflict with local and national policy.

However, the Class Q permission **PL/2025/04467** demonstrated that the existing barn can be converted to a new dwelling as permitted development.

Thus, providing a 'fall-back' position, against which there is an opportunity to replace the large barn with a more sympathetic, sustainable and higher quality new dwelling.

This planning concept is based on the 'fallback' principle as illustrated by Appeal Decision APP/N1215/W/18/3200/120.

The inspector's conclusion being as follows:

'Whilst the proposed development would conflict with policies restricting residential development in the countryside, a fallback position exists in the form of an extant consent for the conversion of an existing agricultural building. In this context, the conflict with the locational policies and limited additional use of the private car and construction materials would be outweighed by the resulting net benefits to the character and appearance of the area.'

For such a new dwelling to be acceptable we understand that the Local Authority would seek to see an improvement in terms of design, siting and landscaping. And that any resulting scheme must be no more visually intrusive in the landscape than the existing barn or potentially converted barn, so that there can be no harm to the character and appearance of the surrounding rural landscape.

6.0 Proposals

6.1 Proposed Demolitions.

It is proposed to demolish the detached Barn D and remove the extensive areas of concrete hardstanding.

6.3 Use

The proposed use is for residential purposes.

The proposed access is shared providing both residential access and an access for agriculture.

6.4 Concept - Proposed New Dwelling House

The approval for Barn D included accommodation on two floors = to approximately 220m² the new dwelling has a similar floor area with more accommodation on the ground floor.

The concept for the new dwelling was to create a new range of vernacular styled Architectural forms that would be in keeping with the existing buildings on site.

The new dwelling is 'L' shaped creating a small courtyard to the north-east, the dwelling is located on the footprint of the existing barn (D) with the main range parallel to barn (C).



Fig 18 View from north-east

The residential curtilage would be similar to the footprint of barn D in line with the class Q approval indicated on drawing 17D, which in turn sits within a reinstated meadow.

The new dwelling is located partially on the existing footprint of Barn D with other wings located on the existing concrete hardstanding's.

The new dwellings is comprised of three elements a 1.5 storey central form, a lower adjoining range containing a carport and garage/store with a single storey flat roofed link to a new single storey wing.

Internally the living spaces are arranged to look out into the open countryside to the west and north.

6.5 Scale

The mass of the new dwelling consists of a central 2 storey cottage with a low eaves, a 1.5 storey wing with a store and carports and an adjoining single storey wing. The new dwelling is of a similar overall scale to the existing barn albeit with more accommodation at ground floor. The form and scale of the new dwelling remains' subservient to the nearby farmhouse.

6.6 Appearance

The choice of materials has been carefully considered to both reflect the local context but also to work as part of a low-energy concept to provide a high quality, exemplar sustainable dwelling.

The design includes red brick over a Greensand stone plinth to the 1.5 storey element, under a plain clay tile roof. The new red brickwork would be chosen to be a similar shade as the brickwork on barn C.

The adjoining carport wing is clad in timber boarding under a plain clay tile roof. The timber boarding would be chosen to resemble the boarding on barn B.

A flat roof link features direct glazed oak frames to each side.

The single storey wing features Greensand Stone walls, with a simple sliding barn door to the east elevation and a glazed corner with an overhanging roof on columns to the north and west sides, all under a natural slate roof.

The guttering and downpipes would be in galvanised steel.



Fig 19 View from south-east



Fig 20 View from west.

6.7 Domestic Curtilage and Residential Amenity

During the pre-application consultation, we based the proposed domestic curtilage upon the footprint of the existing barn in a similar way to how the domestic curtilage was calculated for the class Q barn conversion scheme.

In the Pre application comments it was suggested that the domestic curtilage appeared to be limited and that subject to justifications this could enhance the residential amenity with a modest increase.

Drawings 13F shows a dotted line denoting the formal edge of the domestic curtilage. This has been pushed out to create a simple rectangular boundary to the site. The wild meadow mix planting is shown breaching this line to maintain a soft edge to the meadow. On site a paved area adjacent to the dwelling would have a grass and or a planted margin meeting the wild meadow mix of the meadow grass.

The justification for this subtle increased in this size of the curtilage is that the residential amenity space is increased, resulting in a higher quality amenity space to greater satisfy Policy CP57.

6.8 Landscape and Visual Impact

The landscaping concept for the new dwelling is for it to be set within in a 'meadow'. To achieve this the existing hardstanding's are removed and replaced with new wild meadow mix grassland which runs into the existing field to the north.

To the east a small orchard is planted adjacent to the new access with a block of new tree planting opposite to frame the access up to the courtyard in-front of the new dwelling. A small area of domestic curtilage is kept close to the existing dwelling which abuts the surrounding meadow.

The new dwelling has a small domestic curtilage shown on drawing 13F, beyond this the land will remain agricultural.

Various new in-field trees are shown with in this field, along with a group of new trees to the east of the new dwelling.

A new orchard is also shown to the south of the new dwelling in place of previous concrete hardstanding's.

This new tree planting frames the access into the parking courtyard in from of the new dwelling.

6.9 Impact on Visual Amenity

The significance of visual effects is a product of the magnitude of change and the sensitivity of the visual receptor (those using public roads/ footpaths and residents with views of the site)

Views of the site from the highway or public footpath are detailed below.



Fig 21 – Plan showing location of Photos given in Figs 22 to 31 below, this also shows Public Footpath SESE1 which runs along the beginning of the access track before turning north.

	
Fig 22 - Image P1 – Taken from Pitts Lane to the east of the farm access barn B is visible in the centre with the farm house to the right. Barn D is not visible.	Fig 23 - Image P2 – Taken from Pitts Lane looking through the access to the farmhouse. Barn D is not visible.

	
Fig 24 – Image P3 – View from just east of the stile on the footpath looking up the route of the new farm access towards barn D.	Fig 25 – Image P4– View from the highways looking towards Barn D which is obscured by trees within the plantation.

	
Fig 26 Image P5 – Taken along SESE1	Fig 27 Image P6 - Taken along SESE1

	
Fig 28 Image P7 - Taken along SESE1	Fig 29 Image P8 - Taken along SESE1

	
Fig 30 Image P9 - Taken along SESE3	Fig 31 Image P10 - Taken along SESE3

- 6.10 The new dwelling occupies a similar position to the existing barn it will replace, there may be a few residential views from first floor windows of houses to the east towards the application site. However, the physical distance and separation with intervening hedgerows and tree planting will reduce any impact.
- 6.11 Public views from the highway are also largely obscured by other farmyard buildings to the east and intervening trees within the plantation area to the east.
- 6.12 The visual receptors will be locals or walkers in the main, using the existing footpath.
- 6.13 At image location P1 on the highway, the application site is obscured by buildings A, B, C and intervening planting.

At image location P2 on the highway looking into the formal entrance to the farmhouse, views of the application site are obscured by buildings A, C and intervening planting.

At image location P3 on the highway, views of the application site are obscured by a hedgerow and trees within the plantation.

At image location P4, the existing barn (D) can be glimpsed from the footpath when looking up the farm track/new driveway, when replaced by the new dwelling, however, the traditional form and muted tones of the new facing materials which are similar to barn C will help the new building blend in whilst new tree planting in the foreground will further reduce any impact.

At image locations P5 and P6, barn (D) can be seen from the route of the footpath however, the muted tones of the new facing materials which are similar to barn C will help the new building blend in whilst new tree planting in the foreground and other new in field tree planting will further reduce any impact.

At image location P7 and P8 the farm buildings can be seen however they will be too far away to discern much detail, the traditional form and muted tones of the new facing materials which are similar to barn C will help the new building blend in, whilst new tree planting to the east and other in-field planting will further reduce any impact.

At image locations P9 and P10 the application site cannot be seen due to intervening hedgerows and trees.

- 6.13 Within the site the new dwelling is set behind barn C so that there is no direct line of sight between the existing farmhouse and the new dwellings, so that any visual intrusion would be minimal.
- 6.14 Taken together the above items suggest that any visual intrusion by the new dwelling would be minimal due to the following:
- The mass of the new building replaces an existing building.
 - The remote position of the new dwelling.
 - When a traditional form and facing materials are employed to match barn C.
 - When new tree planting is carried out.

6.15 **Landscaping Mitigation Measures**

The mitigation scheme will be produced as a condition of any permission but will include the following measures:-

- New wild meadow mix to the restored or existing grassland areas adjacent to the domestic curtilage of the new dwelling and running into the adjacent field.
- New Tree Planting including planting to the east of the new dwelling to break up views of the new

- dwelling from the route of the new footpath.
- New Tree Planting to form the Orchard
- New Hedgerows
- New Pond

7.0 Access

- 7.1 Existing access to barn D is from the west, taking you past the Grade II Listed Farmhouse and Curtilage Listed Barn B, Curtilage Listed Annex Cii and Curtilage Listed Barn Cii.

There is a sharp turn through narrow pinch point between barn Cii and a garden wall restricting access to barn D and the hardstanding's beyond by larger vehicles.

This route also takes all traffic immediately to the rear of the existing Listed farmhouse.

An unregularized access also exists adjacent to the existing footpath where it enters the site from the highway. The access has most recently been in use to move livestock and machinery into the fields to the north-east of the farm.

We propose to regularise the above access onto the highway to create a new access up to the new dwelling and to the fields to the north-east.

Within the Pre-application Consultation Wiltshire Highways advised that the proposed 2.4mx102mx1m (east) and 2.4mx59mx1m (west) visibility splays would be acceptable.

Cycles can be stored within the store to the east of the Carport.

A bin storage area is indicated to the rear of the above store as indicated on drawings 13F and 17C.

Regarding car parking spaces, two spaces are shown on the driveway whilst a third space is shown within the car port.

7.2 Public Footpath

An existing public footpath runs along the east edge of the site immediately to the east of the proposed new access.

A margin is retained to the east of the new access to accommodate the existing footpath so that it will not be affected by the proposed new access.

In this way the proposed new access will have no impact on the route of the existing footpath.

The existing stile is to be removed and left open or replaced with a gate as per 'Policy of least restrictive access required under the Equality Act', subject to confirmation with the footpath officer.

8.0 Other Matters

8.1 Special Landscape Area - Salisbury District Council saved policy C6

Within the Special Landscape Area, proposals for development in the countryside will be considered having particular regard to the high quality of the landscape. Where proposals which would not have an adverse effect on the quality of the landscape are acceptable, they will be subject to the following criteria;

- (i) the siting and scale of development to be sympathetic with the landscape; and
- (ii) high standards of landscaping and design, using materials which are appropriate to the

locality and reflect the character of the area.

With reference to the detail given in the following sections;

- 6.4 Concept - Proposed New Dwelling House
- 6.5 Scale
- 6.6 Appearance
- 6.7 Domestic Curtilage and Residential Amenity
- 6.8 Landscape and Visual Impact

We believe the proposals accord with policy C6.

8.1 Arboriculture

An arboriculture report has been provided by Wadey Trees and is attached as part of this application.

8.2 Ecology

Please see the submitted Ecological Impact Assessment and BNG Calculation with supporting documents.

8.3 Nutrient Neutrality

The site is not within the River Avon Special Area of Conservation (SAC) catchment area.

8.4 Flood Risk - FRA and Drainage Strategy

Please see the submitted Flood Risk Assessment and Drainage Strategy details proposals for the management of foul drainage and surface water.

The drawings show foul drainage to a new sewage treatment plant, with out fall to a drainage field and detention pond.

The drawings show surface water drainage being directed to a detention pond.

8.5 Noise Impacts

No noise resulting from the proposed development would be likely to adversely impact on others due to the existing use of the site and degree of physical separation between the building and any neighbouring dwellings.

8.6 Contamination Risks

A visual inspection of the site has not revealed any potential concerns in relation to the contamination on site. There was no evidence of the presence of agricultural fuels and oils, or other noxious agricultural waste products.

8.9 CIL

The proposed development may be liable for CIL, please see attached CIL form 1.

9.0 Energy and Resources Statement

8.1 A cornerstone of the design concept is that the proposed new dwelling should be an exemplar sustainable and climatically resilient new dwelling, with the potential to be carbon neutral. Which is far superior to what can be achieved with the Class-Q Approval PL/2025/04467.

8.2 Timber Framed Construction - The new dwelling will have a largely timber framed construction. The timber frame promotes a thermal bridge free construction.

- 8.3 **Airtightness** - The factory-made timber frame ensures high levels of Airtightness can be achieved on site.
- 8.4 **Insulation** – Insulation, will meet or exceed the current requirements of the Building Regulations.
- 8.5 **Doors and Windows** – High Performance timber and aluminium framed and potentially **Triple glazed** units will be installed.
- 8.6 **Mechanical Ventilation with Heat Recovery (MVHR)** is a whole house ventilation system that both supplies and extracts air throughout a property. This is increasingly used to reduce the heating and cooling demands of buildings.
- 8.7 **Existing Concrete** – Existing concrete will be crushed and re-used as hardcore where suitable.
- 8.8 **Energy Efficiency**
Primary heating will be provided by an air source or ground source heat pump.
Space heating will be provided by underfloor/heating.
Additional space heating will be provided by a wood burner.
All light fittings will be suitable for low energy lamps.
A south facing roof will feature in-line solar panels.
Solar Panels will contribute to the heating system.
- 8.9 **Materials**
The materials used will be non-toxic and locally sourced where possible.
- 8.10 **Labour**
Local labour will be used where possible in order to reduce travelling costs.
- 8.11 **Avoidance of Overshadowing**
The new dwelling is positioned on the site to prevent overshadowing.
- 8.12 **Window Sizing and Positions**
Where possible the north elevations of the houses are provided with smaller windows. The south and south-west elevations are provided with large windows to increase the solar heat gain.
- 8.13 **Natural Lighting**
All rooms where possible have windows providing natural daylight.
- 8.14 **Natural Ventilation**
All windows are openable for rapid ventilation; all windows also feature trickle vents to provide background ventilation.
- 8.15 **Landscaping and Ecology**

The existing biodiversity on site will be enhanced as follows:

- Native planting will enhance the site and ecology potential.
- Large areas of Wild Meadow Mix meadow planting will be introduced.
- A new pond will be created.
- The proposals will cause no harm to existing protected species and habitats.

- New BAT boxes on suitable existing trees or buildings.
- A new 'Vivaro Pro Woodstone Swift Nest Box' will be provided as per ABR Ecology's report.
- New Fruit Trees will be planted.

The excavated materials from the construction of the foundations will, where possible, not be taken off site, in order to save on the need for unnecessary transport and landfill costs. There is ample space on the farm for soil to be relocated.

8.16 **Embodied Energy**

Materials used in the construction will have low embodied energy and be recyclable.

8.17 **Water Efficiency**

The dwelling will be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage).

8.18 **Rainwater**

Water butts and or rainwater harvesting units will be provided to capture roof run off to water gardens.

8.19 **Electric Cars** – An electric car charging point would be provided in the new carport.

8.20 **Sustainable Drainage Systems and Rainwater**

All surface water from hard landscaped areas will be directed into drainage field with overflow to a detention pond system. Rainwater butts will be used to collect rainwater for use in the garden.

8.18 **External Lighting Strategy**

New external lighting would consist of bat friendly type downlight's, this item could be made conditional to any approval if required.

8.18 **Site Access**

The site is located in Sedgehill, Dorset, an established rural settlement. The proposal will encourage sustainable travel wherever practical through secure cycle parking and promotion of walking and cycling.

Appendix A – ENQ/2026/00334 Pre Application Comments – Planning Officer



Application No:	ENQ/2026/00334
Application Type	Pre-Application enquiry
Proposal:	The proposal is to demolish the existing agricultural barn D and replace it with a new dwelling of higher standard partially on the existing footprint. As well as forming a new access to the highway, which in turn will provide access to the fields on the northeast of the farm. The concept of the proposal is that although the existing barn could be converted under the class Q approval it is felt that an improvement in terms of design, siting and landscaping can be made by replacing the barn with a higher quality and more sustainable new building, with a design more sympathetic to the existing historic farmyard and the setting of the nearby Listed Buildings.
Location:	PITTS FARM, SEDGEHILL, SHAFTESBURY, SP7 9JB
Case Officer:	Hayley Clark

Dear Sir/Madam,

Thank you for your pre-application enquiry received on 13 February 2026.

Please note that the advice below represents an officer's informal professional opinion based on the information provided at the time of writing. It is given without prejudice to any formal decision the Council may make on a subsequent planning application.

Any future application would be subject to full assessment, including site publicity and consultation, and other material considerations may emerge through that process. This advice is based on current adopted planning policies and guidance available at the time of writing.

Summary of Officer View

Acceptable in principle. This response sets out areas to be addressed through any subsequent application.

Site Description/Constraints:

The pre-application site relates to an existing agricultural building (Building D) as shown below within the Pitts Farm complex comprising of the main dwelling known as Pitts Farmhouse (Building A) which is a grade 2 listed building, two L-shaped farm buildings (Buildings B and C) which are curtilage listed. Barn D is not listed or curtilage listed. Access to the site is via an existing track which leads north of Crates Lane to the existing agricultural buildings at Pitts Farm, to the west of the main dwelling.



East elevation of barn B below with the existing access tracking leading from Crates Lane to the site.



Building C below, south east and south west elevations with farm yard.



The application site is located on the north side of Crates Lane to the north west of Sedgehill and is located outside of any settlement boundaries and is in policy terms located in the open countryside - Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 17 (Spatial Strategy for the Mere Community Area). The surrounding area is rural in character with fields forming a large part of the locality. Pitts Farm covers an area of approx. 8.05 hectares.

The site is not located within the National Landscape or conservation area but is within a Special Landscape Area; the site is located within flood zone 1 and is at very low/negligible risk of groundwater flooding.

A public right of way SESE1 runs in a north/south direction along the eastern boundary of the site.



Barn D which is the subject building for this pre-application enquiry has recently been granted prior approval for the conversion to a residential dwelling under Class Q.

This pre-application enquiry seeks an Officers informal opinion on the possibility of demolishing Barn D and erecting a new single detached dwelling using the Class Q prior approval as a fallback position. It

is now also proposed to create a new access track from Crates Lane to provide access to the new dwelling to the east of the existing dwelling to be used instead of the existing access which requires vehicles to follow a route through the farm yard past barns B and C to the west of the main dwelling. It is understood that the new access track will serve both the new dwelling as well as the agricultural fields to the north/east of the existing dwelling.

The pre-application submission also shows a new pond to be created on land to the north west of Barn D.

Relevant Planning History:

PL/2025/04467 Prior Approval Granted with Conditions DATED: 1 September 2025 – The proposed development is the conversion of the existing Dutch Barn D into a residential dwelling. This entails the addition to windows to the north west and south elevations within the existing walls. The infilling of the open east elevation. The creation of parking spaces and a garden area. Barn D is located on the north side of the farm yard at Pitts Farm.

Relevant Planning Policies:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this pre-application enquiry are listed below:

The National Planning Policy Framework (NPPF)
The Planning Practice Guidance
National Design Guide

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

Core Policy 1 Settlement Strategy
Core Policy 2 Delivery Strategy
Core Policy 27 Tisbury Community Area
Core Policy 48 Supporting Rural Life
Core Policy 50 Biodiversity
Core Policy 51 Landscaping
Core Policy 57 Ensuring high quality design and place shaping
Core Policy 58 Ensuring the conservation of the historic environment
Core Policy 61 Transport and New Development
Core Policy 64 Demand Management

Salisbury District Council saved policy C6 – Special Landscape Area.

Wiltshire Design Guide
Creating Places Design Guide
Wiltshire Transport Plan

Assessment

Principle of Development

Wiltshire Core Strategy Policies CP1 (Settlement Strategy) and CP2 (Delivery Strategy) set out the spatial strategy for sustainable development across Wiltshire. These policies direct new development to the most sustainable locations, primarily within the limits of development of market towns, local service centres, and large villages. Proposals outside these limits are generally only supported in exceptional circumstances.

Prior approval was granted for one dwelling on site (PL/2025/04467). The site is located outside of any settlement limit and is in the open countryside. Therefore, it is in an area where planning policy does not support the erection of new dwellings unless one of the exception criteria listed under paragraph 4.25 of the WCS applies or where there are any relevant exceptions in national planning policy. Ordinarily, such a development would be deemed to be unacceptable in principle. However, in this case, there is a fallback position to consider. Permission exists under Schedule 2, Part 2, Class Q of the Town and Country Planning (General Permitted Development) Order 2015 for the conversion of the existing barn building on site into a residential dwelling.

If an application were to be submitted to the LPA for consideration to demolish the barn and erect a new dwelling, there is no certainty that should planning permission not be granted the Class Q scheme would actually be implemented; alternatively there are also no reasons for the Local Planning Authority to doubt that the Class Q approval is not a realistic prospect and could indeed be implemented. It can therefore be concluded that there is a realistic prospect of the fall-back position being implemented and that this is a legitimate material consideration for this pre-application scheme.

With the Class Q fall back, the principle of a single dwelling in the location of Barn D has been established, therefore the pre-application scheme also proposing a single dwelling is on a par in terms of quantum of new dwellings and therefore is acceptable in principle.

Notwithstanding this in principle acceptability, it will be necessary to assess the implications of future proposal in detailed terms which would include but not necessarily limited to design, heritage impacts, impacts on the character of the area, highway safety; neighbouring amenities and ecology.

Design and Impact on Character and Appearance of the Area, Landscape Impacts and Impact on Heritage Assets

Policy CP57 of the WCS seeks to ensure that all development proposals are of a high standard of design that responds positively to the local context and contributes to a sense of place. This includes consideration of layout, form, materials, scale, and relationship to the surroundings. Proposals should reinforce local distinctiveness, protect the character of settlements, and promote inclusive and attractive environments.

Policy CP58 of the WCS requires development to protect, conserve and, where possible, enhance the historic environment, including the character and setting of heritage assets. This reflects the approach in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and paragraphs 212–221 of the NPPF. Where harm to a heritage asset is identified, there must be clear and convincing justification.

Policy CP51 requires that proposals protect, conserve and, where possible, enhance the character and quality of Wiltshire's landscapes.

Barn D is located to the north of a two other agricultural barns and is in a fairly isolated rural location, surrounded by agricultural fields. Barn D as existing has the appearance of a fairly standard agricultural building with the external appearance and materials of an agrarian nature. The Class Q approval retains the agricultural appearance save for the addition of some fenestration. Barn D is not listed and does not in itself hold any particular architectural merit which would require its retention, the removal of Barn D is unlikely to raise concerns as part of a formal application.

The removal of the large areas of concrete hardstanding is also welcomed.

The proposed new dwelling will be located in a similar location to existing Barn D but is shown as an L-shaped building comprising single storey and 1.5 storey elements. The pre-app submission details that the proposed floor area for the new dwelling is similar to that approved for the conversion of Barn D but rather than provided through the existing ground and first floors additional space is provided at ground floor level with less first floor space and therefore keeping the bulk of the proposed built form down. The design of the L-shaped form, scale of development and materials has regard to the other buildings within the Pitts Farm complex; the resultant scheme is considered an enhancement to the locality which in turn improves the setting of the adjacent listed buildings. The proposed dwelling will be visible within the landscape but with suitable landscaping this would help to mitigate the impacts to a degree. However, it is suggested that a landscape visual impact assessment would be appropriate to support any formal application given the special landscape designation of the locality.

The Council's conservation officer has provided comments which have already been forwarded to you, these raise no objections to the pre-application proposals and advised that

"The existing Dutch barn is an unattractive structure that causes some harm to the setting of the farmhouse and its curtilage listed barns. Its conversion to residential would result in an unattractive structure that would compound the harm to the setting of the adjacent barn. The proposed scheme is more reflective of the existing historic character of the farm buildings. The removal of the concrete hard standing would also be a visual improvement. As such, I consider the proposed scheme would represent an enhancement over the existing situation and Class Q conversion and as such, I am unlikely to object subject to appropriate conditions etc.

Summary: The proposals would remove an unattractive building which detracts from the setting of the farmhouse and associated historic farm buildings. The new development would utilise a more compatible sympathetic design and materials. As such, the works would be in accordance with Section 66 of the Planning LBCA Act 1990 as well as core policies 57 and 58."

In terms of the proposed track, it is understood that this will in reality serve both the new dwelling and the agricultural fields to the north of the Pitts Farm group of buildings so will have a dual use. The existing access is a little restricted due to leading past Barns B and C and the courtyard with a couple of narrow pinch points. Whilst the existing access is considered adequate, equally, providing an independent access with less restriction and moved away from the other buildings will have benefits including the protection of the listed buildings on site. The first section of the access track from Crates Lane will run alongside the existing public footpath, any works adjacent to or potentially affecting this public right of way will need to be carefully planned to ensure that the public right of way is not affected. The surfacing material of the track will need to be agreed as part of any formal submission.

The pre-application submission indicates that the new wildlife pond will be created on land to the north west of the proposed dwelling, no details have been provided for this and therefore there are no further comments in this regard.

Residential Amenity

Policy CP57 also includes a requirement that development should ensure a high standard of amenity for existing and future occupants (point vii). This includes safeguarding privacy, outlook, natural light, and protection from noise, disturbance, and overbearing effects.

There are no immediate neighbouring properties that are likely to be affected by the pre-application proposals.

In terms of amenity for future occupiers of the pre-application site, there is limited amenity space associated with the dwelling, it is understood that this has been deliberately shown tight around the dwelling to correspond with the Class Q amenity area, it is suggested that there is scope for some modest increase in this area given the site context. However, details and justification of any increase would need to be provided.

Highway Safety and Parking

Policies CP60 to CP64 set the transport and accessibility framework for development in Wiltshire. Proposals must provide safe and suitable access for all users and should not have a severe impact on the transport network. Adequate parking and turning space should be incorporated in line with Wiltshire's adopted car parking strategy. The Highway Authority has been consulted and has provided the following comments –

This submission seeks to formalise an existing field gate access to act as the principle vehicular access to the site. This includes a new track being created within the site up to the public highway. Visibility splays have been shown at 2.4m x 59m to the West and 2.4m x 102m to the East and given the nature of the road, I believe these to be sufficient. The applicant should be advised that any gates would need to be set back 5m from the carriageway edge, with a consolidated surface provided across at least the first 5m of the access. The accessway should ensure it does not drain private surface water on to the highway.

I am satisfied there is adequate car parking provision within the site.

Therefore, assuming the principle of development is acceptable given the rural location, I would not expect a Highway objection at full planning.

From an Officers perspective, whilst there is space on site for parking, only one parking space is provided within the red line which is in the car port. For a three bedroom dwelling a minimum of two parking spaces are required. It is not clear where the second space will be provided given the limitations of the suggested residential curtilage. It is also noted that the proposed curtilage is tight against the north elevation of the garage, therefore, it may be worth revisiting the limits of the residential curtilage to ensure it is practical and can provide access/parking within the site.

Rights of Way

The Council's Rights of Way team has been consulted and provided the following comments -

Public footpath SESE1 runs alongside the proposed access track. I have not visited the site, but I note the plan shows an existing stile at the south end of the path where it meets the road. This should be removed in accordance with our policy of least restrictive access required under the Equality Act. The stile at the northern boundary of the site should also be removed or replaced with a gate if required for stock control. If a structure is required for control of stock the applicant must apply for authorisation for a gate under section 147 of the Highways Act 1980.

If fencing or hedging is proposed alongside the upgraded access track or alongside the public footpath the width of the path between hedges/ fences must be a minimum width of 3 metres. Details of any proposed changes to the surfacing of the path should also be included with a planning application.

Informatives:

The applicant should note that no gates, fences or stiles should be erected across the public right of way without prior consultation and approval from the Countryside Access Officer (contact rightsofway@wiltshire.gov.uk). Unauthorised structures across a right of way are an obstruction and gates may only be authorised for the control of stock under section 147 of the Highways Act 1980.

Ecology and Biodiversity

Policy CP50 seeks to conserve and enhance biodiversity across Wiltshire. Development should avoid harm to protected species and habitats, and provide net gains in biodiversity wherever possible. The Council has a statutory duty under the Environment Act 2021 to secure 10% measurable biodiversity net gain (BNG).

I am currently awaiting ecology comments and will forward these once received.

Trees

The creation of the new access track will impact on some trees; it is unclear at this stage the degree of impact. Any formal application should be accompanied by an Arboricultural Assessment; the Council's tree officer will be consulted at this stage.

Drainage

It is noted that full drainage details will be provided as part of any formal submission, the Council's Drainage Team will be consulted at this stage.

Five year housing land supply.

The Wiltshire Housing Land Supply Statement (2025) provides the latest position on the Council's ability to demonstrate a five-year supply of deliverable housing land, which is a material consideration in the determination of planning applications. At the time of assessing this application, the Council can

demonstrate a 2.42 year supply, which is openly accepted to constitute as a significant shortfall when tested against the NPPF 5-year requirement.

In this instance, the proposals would provide a single dwelling, the same as the Class Q approval, the provision of a single dwelling only provides a limited addition to the overall housing supply across Wiltshire.

CIL

The proposed development may be liable for CIL as set out in the Wiltshire CIL Charging Schedule dated May 2015. This is a charge that local authorities can impose on new developments in their area. The money generated through the levy will contribute towards the funding of infrastructure to support growth and is payable upon commencement of development.

Supporting Information Required for Future Application

When preparing to submit a planning application, it is important to ensure that all the necessary plans, documents, and supporting information are included to meet both national and local validation requirements. Failure to provide the required information may result in delays or your application being declared invalid.

Wiltshire Council has adopted local validation checklists which set out the supporting documents required for different types of development, in addition to those set out by national guidance.

You can access both the National Requirements and Wiltshire Council's Local Validation Checklists here: <https://www.wiltshire.gov.uk/planning-validation-checklists>

We recommend you review the relevant checklist for your proposal type and use it as a guide when preparing your submission.

Advice regarding Building Regulations

It is likely that your proposal will require separate approval under the Building Regulations. The Surveyor who deals with your area can be contacted on 0300 456 0113. They are happy to provide you with free Building Regulation advice on this proposal and discuss this project further. This will help to ensure that the final decisions are compliant with the Building Regulations and may help save you time and money.

Closing Summary

The provision of a single dwelling on the pre-application site is considered acceptable in principle given the Class Q fallback position; the overall siting, scale design and materials of the proposed dwelling raise no particular concerns at this stage and are considered to be a visual enhancement over the Class Q approval. The proposals also represent enhancement in terms of heritage impacts subject to full details as part of any formal submission. As set out within this response, it may be beneficial that the practicalities of the residential curtilage as shown are re-drawn to accommodate appropriate parking spaces.

This advice is offered in good faith based on current policy and guidance. While it provides a helpful steer, it cannot prejudice the outcome of any future planning application. Please ensure that any submission is fully supported by the required information and that material considerations identified above are addressed.

Should you require further assistance, please do not hesitate to contact us.

Yours faithfully
Head of Development Management

Hayley Clark
Planning Officer
01722 434297
hayley.clark@wiltshire.gov.uk

Appendix B – ENQ/2026/00334 Pre Application Comments – Conservation Officer

ENQ/2026/00334

Site: Pitts Farm, Sedgehill SP7 9JB

Proposal: The proposal is to demolish the existing agricultural barn D and replace it with a new dwelling of higher standard partially on the existing footprint. As well as forming a new access to the highway, which in turn will provide access to the fields on the northeast of the farm. The concept of the proposal is that although the existing barn could be converted under the class Q approval it is felt that an improvement in terms of design, siting and landscaping can be made by replacing the barn with a higher quality and more sustainable new building, with a design more sympathetic to the existing historic farmyard and the setting of the nearby Listed Buildings.

Officer: Jocelyn Sage

Scope of comments: the following comments relate to the built historic environment.

Site:



Pitts Farmhouse is a grade II listed building. The list entry (a means to identify the building, not a catalogue of all that is important about it) reads as follows:

'Pitts Farmhouse II Farmhouse. C18, extended early C20. Dressed limestone, tiled roof with gable end brick stacks. L-plan. Two-storey, 4-window. Planked door to right of centre in latticed wooden porch, 3-light casement to left and 4-light casement to right. First floor has four 3-light casements. Left return is windowless; former steeper roofline visible. Rear has 3-light casements; rubble stone. Two-storey early C20 rear wing in brick with lean-to to right return. Interior has reused beam in entrance hall, some 6-panelled and planked doors. This farm part of the Duke of Westminster's Fonthill estate until the 1940s.'

Any building within its curtilage, that pre-dates July 1948 and was ancillary to the main house, could be covered by the listing ie 'curtilage listed'.

Judging from Google aerial maps and historic mapping, the building in question is modern and post dates July 1948. Indeed the agent confirms it is a 'Portal Frame Dutch barn of post 1948 construction' (see 3.1.7).

Relevant planning history:

PL/2025/04467 – Conversion of existing Dutch Barn into residential dwelling under Class Q – approved.

Note: the access to the new residential unit was via the existing farm access.

Pre-application: the pre-application seeks advice in respect of the following works: demolition of the existing structure and replacement with a new dwelling.

Essentially whether the now proposed scheme would be an improvement over the existing consented scheme (a class Q conversion).

Policy and legislation which will be relevant:

Policy: From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Section 66 (PP) requires that **special regard** be given to the desirability of preserving or enhancing listed buildings, **their settings** or any features of special architectural or historic interest which they possess.

The NPPF outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 214-16 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance."

Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

The following points are taken from the Historic England document "The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3" (HE GPA3) that are considered to be particularly relevant:

HE GPA3 Part 1:

"The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset."

"The extent and importance of setting is often expressed by reference to visual considerations. ...views of or from an asset will play an important part..."

"While setting can be mapped in the context of an individual application or proposal, it cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset. This is because the surroundings of a heritage asset will change over time."

"The importance lies in what the setting contributes to the significance of the heritage asset or to the ability to appreciate that significance."

Proposal in more detail

The new house is a combination of three elements with a 1.5 storey central form. It includes an attached car barn and linked single storey range (assume kitchen). A visualisation is provided:



The form is traditional, as is the proposed materials palette.

Unlike the previous application, a new track is proposed.

Assessment

The existing Dutch barn is an unattractive structure that causes some harm to the setting of the farmhouse and its curtilage listed barns. Its conversion to residential would result in an unattractive structure that would compound the harm to the setting of the adjacent barn.

The proposed scheme is more reflective of the existing historic character of the farm buildings. The removal of the concrete hard standing would also be a visual improvement.

As such, I consider the proposed scheme would represent an enhancement over the existing situation and Class Q conversion and as such, I am unlikely to object subject to appropriate conditions etc.

Summary:

The proposals would remove an unattractive building which detracts from the setting of the farmhouse and associated historic farm buildings. The new development would utilise a more compatible sympathetic design and materials. As such, the works would be in accordance with Section 66 of the Planning LBCA Act 1990 as well as core policies 57 and 58.